

MEETING MINUTES, PLANNING COMMISSION, JANUARY 14, 2008

Present: Phil Tinkle, Brent Corey, Tom McClain, Bettina Settles, Tom Bridges, Jerry Ott, Duane O'Neal, Trent Pohlar, Ed Ferguson, Planning Director; Shawna Koons-Davis, City Attorney; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

ELECTION OF OFFICERS

President & Vice-President – Settles moved to keep the same officers in 2008 as 2007 (Pohlar – President; Tinkle – Vice-President) seconded by Ott. Vote for **approval** was unanimous, 8-0. **Motion carried.**

PREVIOUS MINUTES

December 10th – Tinkle moved to approve the minutes as mailed, seconded by Ott. Vote for **approval** was unanimous, 8-0. **Motion carried.**

NEW BUSINESS

Docket PC2008-001 – Re-zoning Petition – 1185 W. County Line Rd. – Request to re-zone 0.455 acre parcel from R-2 Single family Residential to B-1 Business – 1185 W. County Line Rd. – Origer Properties, LLC, applicant; Van Valer Law Firm, representing.

A written request was received requesting continuance of this petitioner. Tinkle moved to continue PC2008-001 to February 11, 2008, seconded by Ott. Vote for **approval** was unanimous, 8-0. **Motion carried.**

Docket PC2008-002 – Annexation Petition – 315, 337 & 341 E. County Line Rd. – Request to annex 3.7 acres with rezoning from R-2 Single family Residential to C-1 Commercial – 315, 337 & 341 E. County Line Rd. – James & Kay Bryant and Dianne Bennett, applicants and owners; Northpointe Surveying, representing.

Donna Smithers, Northpointe Surveying; and Dr. Miles came forward and were sworn.

Ott recused himself from consideration of this petition.

Booklets outlining the petition request were distributed. Smithers reviewed the contents with the members.

Shawna reviewed criteria to be considered.

The statutory criteria was addressed by the petitioner as follows:

1. **Criteria:** This request complies with the Comprehensive Plan in the following way(s)
Answer: The parcels requested to be annexed are currently zoned R-2. The current use is residential. The Land Use Element of the Greenwood Comprehensive Plan shows the subject parcel being bounded to the north by County Line Road along with Smock Golf Course. To the east it is bounded by a parcel that was annexed into the City of Greenwood in January of 2007. This parcel was rezoned to C-1. To the west and south the parcel is bounded by Twin Oakes Subdivision, which is zoned R-3. The parcel is located within a transitional area with respect to the land use. The proposed C-1 Commercial use should be consistent with the Comprehensive Plan for this area.
2. **Criteria:** This request complies with the current conditions and the character of current structures and uses in each district in the following ways
Answer: See as stated in Item #1 above.

3. **Criteria:** The request will not negatively affect the property values throughout the Jurisdiction because **Answer:** As stated above in paragraph number one, the subject property is located in a transitional area. The request would be consistent with the parcel that was annexed into the City as described above.
4. **Criteria:** This request will not negatively affect the property values throughout the Jurisdiction because **Answer:** There is no apparent evidence that the granting of this petition would adversely impact the use or value of the area properties. The new commercial development should enhance the values of the nearby properties.
5. **Criteria:** This request is considered responsible development and growth because **Answer:** The annexation and zone map change from R-2 Residential to C-1 Commercial will allow the development of the proposed commercial center. Annexation will also eliminate an "island" in the City corporate boundaries.

Tinkle moved that the petition for a Zone Map Change for the rezoning of approximately 3.416 acres of land known as the Bryant-Bennett Properties generally located on the South side of County Line Road and approximately ¼ mile East of Sherman Drive, and within the area of extended jurisdiction of the City of Greenwood, Johnson County, Indiana, from R-2 – Residential – Single-Family use to C-1 – Commercial – Neighborhood Shopping use, as set forth therein, receive a favorable recommendation from this Commission to the Greenwood Common Council in the for presented, with the following commitments:

The following uses shall be prohibited:

Multi-Family Dwellings (8 units/building maximum); Multi-Family Dwellings (No Maximum limit); Attached Single Family Dwellings (Cluster Dwellings); Mobile Home Parks, Home Occupations; Mobile Home Park Management Office; Mobile Home Park Sales Lot or Office, Apartment Management Office; Temporary Construction or Real Estate Office; Dormitories, Fraternities, Sororities; Vineyards and Orchards; Wildlife Preserves; Nature Preserves; Conservation District; Public Swimming Pools; Parking Lots; Parks and Playgrounds; Golf Courses and Driving Ranges; Cemeteries; Funeral Homes; Boarding House; Fire or Police Stations; Temporary or Seasonal Uses (Circus, Fair, Camp, etc.); Transportation Facilities (Bridges, Fords, Railroads); Water Management Facilities (Dam, Dikes, Canals); Utility Treatment or Generative Facilities; Group Homes (IC 16-13-21-12 Dev. Disabled); Group Homes/all other group homes; Agricultural – elevator, feed mill, fertilizer. Other services; Roadside Produce Stand; Forestry Preserve; Fishing, Hunting, Trapping; Construction Special Trade Contractors; Railroad Line-Hauling; Public Warehouse; U.S. Postal Service; Pipelines, except natural gas; Electric, Gas, Sanitary Services; Nursing Home, Personal Care Facilities; Hospitals; Museum, Art Gallery, Botanical and Zoological Gardens

Seconded by Bridges . Vote for approval was unanimous, 7-0. Motion carried.

Settles moved that the petition for annexation of approximately 3.416 acres known as the Bryant-Bennett Properties generally located on the South side of County Line Road and approximately ¼ mile East of Sherman Drive, which is within the extended jurisdiction of the City of Greenwood, Johnson County, Indiana, as set forth therein, receive a favorable recommendation from this Commission to the Greenwood Common Council, and that the same be certified to the Greenwood Common Council in the form presented, with the following commitments:

The following uses shall be prohibited:

Multi-Family Dwellings (8 units/building maximum); Multi-Family Dwellings (No Maximum limit); Attached Single Family Dwellings (Cluster Dwellings); Mobile Home Parks, Home Occupations; Mobile Home Park Management Office; Mobile Home Park Sales Lot or Office, Apartment Management Office; Temporary Construction or Real Estate Office; Dormitories, Fraternities, Sororities; Vineyards and Orchards; Wildlife Preserves; Nature Preserves; Conservation District; Public Swimming Pools; Parking Lots; Parks and Playgrounds; Golf Courses and Driving Ranges; Cemeteries; Funeral Homes; Boarding House; Fire or Police Stations; Temporary or Seasonal Uses (Circus, Fair, Camp, etc.); Transportation Facilities (Bridges, Fords, Railroads); Water Management Facilities (Dam, Dikes, Canals); Utility Treatment or Generative Facilities; Group Homes (IC 16-13-21-12 Dev. Disabled); Group Homes/all other group homes; Agricultural – elevator, feed mill, fertilizer. Other services; Roadside Produce Stand; Forestry Preserve; Fishing, Hunting, Trapping; Construction Special Trade Contractors; Railroad Line-Hauling; Public Warehouse; U.S. Postal Service; Pipelines, except natural gas; Electric, Gas, Sanitary Services; Nursing Home, Personal Care Facilities; Hospitals; Museum, Art Gallery, Botanical and Zoological Gardens

Seconded by Bridges. Vote for approval was unanimous, 7-0. Motion carried.

Ott resumed his position with the Commission.

ANNOUNCEMENTS/REPORTS

Mr. Ferguson announced that he is attempting to set up training on Wednesday, January 23, 2008 for members to participate in a Video Seminar Series being presented by the Purdue Extension Office. The regularly scheduled Training Session for Monday, January 28, 2008 would then be cancelled. Members will be sent notification about details as soon as possible.

O'Neal moved to adjourn, seconded by Tinkle. Meeting was adjourned at 7:16 p.m.

JANICE NIX
Recording Secretary

TRENT POHLAR
President